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HOME INSPECTION ADVISORY COMMITTEE Minutes of April 14, 2015 Public Session

CALL TO ORDER

The Home Inspection Advisory Committee was called to order by Chairman Fitzpatrick at 9:30 a.m. in the Union Conference Room, third floor, 124 Halsey Street, Newark, New Jersey. All parties were duly notified of the time, date, and place and all pertinent material had been provided.

SUNSHINE LAW ANNOUNCEMENT

Joseph Grabowy read the statement required by Chapter 231, Laws of 1975, known as the Open Public Meetings Act, and announced that notice of the meeting was prepared in the office of the Committee and mailed to the Secretary of State, the Star-Ledger, the Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMS present: F. Michael Fitzpatrick
Michael Del Greco
Neil Kipnis

CMs absent: None

Others present: Karl W. Reidel, Executive Director, Olga Bradford, Deputy Attorney General, Joseph Grabowy and Martha Richardson, Committee Staff, and one member of the public.

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

February 10, 2015

ACTION: The Committee reviewed the minutes of February 10, 2015, and on a motion by Vice-Chairman Del Greco, second by CM Kipnis, voted to approve the minutes as amended.

REPORT OF THE EXECUTIVE DIRECTOR

The Committee noted the following statistics as of March 31, 2015.

a. Licensing Statistics:

- Licensed Home Inspectors - Active	800
- Home Inspectors - Expired	248
- Home Inspectors - Inactive	<u>192</u>
Total	1,240

The Committee noted these statistics for the record.

b. Incoming Correspondence:

Bruce A. Funk
RE: Continuing Education
February 18, 2015

The Committee discussed correspondence from its licensee, Bruce A. Funk, who requested a review of his various continuing education courses previously taken to determine their applicability to the home inspector requirements.

ACTION: After reviewing the various continuing education courses, on a motion by Vice-Chairman DelGreco, second Chairman Fitzpatrick, the Committee unanimously agreed that the courses submitted by Mr. Funk do not satisfy the content and time requirements of the home inspector regulations. The Committee will allow Mr. Funk another ninety (90) days from the date of its letter to complete his continuing education requirements and will advise him that he may submit additional details and a time breakout of the previous courses submitted for re-review.

Raymond Farruggia
RE: P.O.D. and Continuing Education Requirements
March 2015

A Provisional Order of Discipline (“POD”) was issued on March 11, 2015 following the Committee’s conclusion that Mr. Farruggia had engaged in professional misconduct, contrary to N.J.S.A. 45:1-21(e), when he failed to respond to its repeated requests for additional information. Specifically, the Committee requested that Mr. Farruggia provide proof of his successful completion of outstanding education (“CE”) credits. In response to the POD, Mr. Farruggia supplied the requested proof which indicated he had completed the required CE credits.

ACTION: The Committee, on a motion by Vice Chairman Del Greco, seconded by CM Kipnis, voted to finalize the POD with modifications. Specifically, the Committee voted to rescind the POD because it found that Mr. Farruggia had

complied with its requests and completed the outstanding CE credits and provided proof of the same.

APPEARANCES:

Investigative Inquiry - 11:00 a.m.

APPLICATIONS FOR REVIEW

ACTION: The Committee, on a motion by Vice-Chairman Del Greco, second by Chairman Fitzpatrick, voted to approve the following applications for licensure pending receipt of insurance:

<u>Applicant</u>	<u>Application #</u>
Anthony Delia	1912710
Michael Mackey	1908736
John McGowan	1915960
Frank Rehman	1916032
Anthony Hobo	1918567
John Paris	1922368
Simal Alves	1923737
Kalian Chiasmata	1920728
Dean Broder	1924265

Stephen Ballasy, #1911523

The Committee reviewed the license application for Stephen Ballasy and determined that Mr. Ballasy did not satisfy the education requirements of its regulations since he completed one-hundred twenty (120) hours of education rather than the one-hundred forty (140) required.

ACTION: The Committee approved a motion by Vice-Chairman Del Greco, second by CM Kipnis, to advise Mr. Ballasy that the requirements for licensure in New York are not substantially equivalent to those required in New Jersey, as required by N.J.S.A. 45:1-7.5. Therefore, in order to satisfy New Jersey's educational requirements and be considered for licensure in this State, he would be required to successfully complete a twenty (20) hour course, offered at an approved school, specifically designed to bridge the deficit between New York and New Jersey's educational requirements.

Frank Baldassarre, #1911528

The Committee reviewed the license application for Frank Baldassarre and determined that Mr. Baldassarre did not satisfy the education requirements of its regulations since he completed one-hundred (100) hours of education rather than the one-hundred forty (140) required.

ACTION: The Committee approved a motion by Vice-Chairman Del Greco, seconded by CM Kipnis, to advise Mr. Baldassarre that it has concluded that the requirements for licensure in New York are not substantially equivalent to those required in New Jersey, as

required by N.J.S.A. 45:1-7.5. Therefore, in order to satisfy New Jersey's educational requirements and be considered for licensure in this State, he would be required to successfully complete a twenty (20) hour course, offered at an approved school, specifically designed to bridge the deficit between New York and New Jersey's educational requirements.

REVIEW OF CONTINUING EDUCATION COURSES:

ACTION: The Committee reviewed the following courses and on a motion by Vice-Chairman Del Greco, second by Chairman Fitzpatrick, voted to approve the courses as follows:

<u>Sponsor</u>	<u>Course</u>	<u>Credits</u>
International Association of Certified Home Inspectors	Advanced Radon Measurement Service Providers	28.00
International Association of Certified Home Inspectors	Residential Structural Design for Home Inspectors	19.00
International Association of Certified Home Inspectors	How to Inspect Fireplaces, Stoves And Chimneys	4.00
New Jersey Association of Home Inspectors	Navigating NJ Home Inspector Ethics & Regulation Review	4.00
NJ ALPHI	Ethics	1.00
NJ NACHI	Inspecting for Wood Destroying Insect Damage	2.00
NJ NACHI	Boiler Inspection	2.00
NJ NACHI	Radiation Measurement Refresher	4.00
NJ NACHI	Moisture Intrusion & Basement Crawlspace Science	2.00
NJ NACHI	Structural Inspection & Storm Related Cases	2.00
NJ NACHI	Understanding Moisture Mitigation Pathways	2.00
NJ NACHI	Lead Materials Inspections	2.00
NJ NACHI	Structural Engineering Inspections	2.00
TRI-State ASHI	Tankless Water Heater Units	2.00

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TRI-State ASHI	Tool Time	1.00
TRI-State ASHI	High Efficiency Heat Pump Operations	2.00
TRI-State ASHI	Radiant Heat Distribution Products And System Operation	1.00
TRI-State ASHI	Application, Installation & Maintenance of Forced Air Zone control Systems	1.00
TRI-State ASHI	Main Drain Failures	1.00
TRI-State ASHI	Wood Destroying Insects and Home Inspectors	1.00
TRI-State ASHI	Inspecting Decks	1.00
TRI-State ASHI	Inspecting Boilers	1.00
TRI-State ASHI	Introduction to Infra-red Cameras, Camera Types and Usage in a Home Inspection	1.00
TRI-State ASHI	Spray Foam Insulation	1.00

ACTION: The Committee reviewed the following courses and on a motion by CM Kipnis, second by Chairman Fitzpatrick, voted to approve the courses as follows:

<u>Sponsor</u>	<u>Course</u>	<u>Credits</u>
NJ NACHI	Home Inspector Ethics	3.00
NJ NACHI	Inspection Reporting	3.00
NJ NACHI	Home Inspection Regulation	3.00
NJ NACHI	Tank Inspections	2.00
NY Metro ASHI	Inspecting an Electrical System with Solar Panels	1.00
TRI-State ASHI	Paver & Wall Installations	1.00

REINSTATEMENTS

Thomas Mitchell, #24GI00046400

ACTION: The Committee reviewed the license reinstatement application for Thomas Mitchell and on a motion by CM Kipnis, second by Vice-Chairman Del Greco, voted unanimously to reinstate his home inspector's license.

INFORMATIONAL ITEMS

ACTION: The Committee, on a motion by Vice-Chairman Del Greco, second by CM Kipnis, voted to have a letter sent to each sponsor of continuing education courses reminding them of their obligation to comply with the Committee's regulations; specifically, N.J.A.C. 13:40-15.14(g)3 - furnishing a verification of attendance to each enrollee - and N.J.A.C. 13:40-15.14(g)4 - soliciting program evaluations from the participants. A copy of the Committee's regulations on this topic will be included in the letter.

PUBLIC COMMENTS

None

MOVE TO EXECUTIVE SESSION

ACTION: The Committee, on a motion by Chairman Fitzpatrick, second by Vice-Chairman Del Greco, voted to enter Executive Session to review disciplinary matters.

RETURN TO PUBLIC

On a motion contained in the Executive Session minutes, the Committee re-entered into Public Session for the purposes of adjournment.

ADJOURNMENT

ACTION: On a motion by Chairman Fitzpatrick, second by Vice-Chairman Del Greco, the Committee voted to adjourn the meeting at 2:00 PM.

APPROVED BY:

Michael Fitzpatrick
Chairman

Karl W. Reidel
Executive Director

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